

**BEING A REPLAT OF PART OF LOTS 15 AND 16,
ALL OF LOTS 13, 14, 17 AND 18, BLOCK 8,
TOGETHER WITH THE VACATED ALLEY
ADJACENT THERETO, SYNDICATE HILL ADDITION
REPLATTED, AS PLATTED AND RECORDED IN
DOUGLAS COUNTY, NEBRASKA.**

I, MARK W. FREDRICKSON THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY AND HAVE FOUND OR SET PERMANENT MARKERS AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES IN AUTOMART 150, A REPLAT LOCATED IN PART OF LOTS 15 AND 16, ALL OF LOTS 13, 14, 17, & 18, BLOCK 8, TOGETHER WITH THE VACATED ALLEY ADJACENT THERETO, SYNDICATE HILL ADDITION REPLATTED, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA. CONTAINING 0.61 ACRES, MORE OR LESS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 19, SYNDICATE HILL ADDITION REPLATTED, THENCE NORTH 88°40'39" EAST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 134.92 FEET; THENCE NORTH 88°48'26" EAST ALONG THE SOUTH LINE OF LOT 12, SYNDICATE HILL ADDITION REPLATTED, A DISTANCE OF 114.43 FEET; THENCE SOUTH 02°04'16" WEST ALONG THE WEST LINE OF 45TH STREET RIGHT OF WAY, A DISTANCE OF 109.84 FEET; THENCE ALONG THE NORTH LINE OF "L" STREET RIGHT OF WAY FOR THE FOLLOWING 3 COURSES; (1) SOUTH 88°49'49" WEST A DISTANCE OF 97.29 FEET; (2) NORTH 00°39'35" WEST A DISTANCE OF 3.03 FEET; (3) SOUTH 88°49'19" WEST A DISTANCE OF 147.55 FEET; THENCE NORTH 00°16'01" WEST ALONG THE EAST LINE OF 46TH STREET RIGHT OF WAY, A DISTANCE OF 106.26 FEET TO THE POINT OF BEGINNING.



LOT 1
0.61 Ac.

Vacated Alley

46th. Street
N 00°16'01" W 106.26'

45th. Street
S 02°04'16" W 109.84'

'L' Street

North Arrow
NORTH

Graphic Scale
1 inch = 50 ft.

Lot Boundaries:
 North: N 88°40'39" E 134.92', N 88°48'26" E 114.43'
 South: S 88°49'19" W 147.55', S 88°49'49" W 97.29'
 West: N 00°16'01" W 106.26', S 02°04'16" W 109.84'

Other Features:
 pt. of 15
 N 00°39'35" W 3.03'

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, AUTOMART 150, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE PLATTED INTO LOTS AS SHOWN HEREIN, SAID PROPERTY TO BE HEREAFTER KNOWN AS "AUTOMART 150", AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE. A PERPETUAL EASEMENT IS GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING 45TH STREET, 46TH STREET, AND L STREET. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

DATE _____

COUNTY OF DOUGLAS }

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

DATE _____

THIS PLAT OF AUTOMART 150 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD.

DATE _____

THIS PLAT OF AUTOMART 150 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL.

DATE _____

DATE _____

DATE _____

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE _____

I HEREBY APPROVE THIS PLAT OF AUTOMART 150.

DATE _____

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE

THIS PLAT OF AUTOMART 150 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE _____

SURVEY RECORD REPOSITORY
RECEIVED
JAN 11 2007
\$ 5
County Douglas
795-401

[illegible]

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BK. 2006-5
DATE: 11/2/06

 THE SCHEMMER ASSOCIATES
Architects Engineers

LOT 1, AUTUMN MART 150
DOUGLAS COUNTY, NEBRASKA

JOB NO. 05253.001

SHEET 1 - 1

FINAL PLAT

1 OF 1